



PO BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

Minutes of the Commission Meeting Held on February 10, 2011 In the Stone Building 33 New York Avenue, Oak Bluffs, MA

IN ATTENDANCE

Commissioners: (P = Present; A = Appointed; E = Elected)

P Bill Bennett (A – Chilmark)	- Lenny Jason (A – County)
P John Breckenridge (E – Oak Bluffs)	- Katherine Newman (E – Aquinnah)
P Christina Brown (E – Edgartown)	P Ned Orleans (A – Tisbury)
- Peter Cabana (A – Tisbury)	P Camille Rose (A – Aquinnah)
- Martin Crane (A – Governor)	P Doug Sederholm (E – Chilmark)
P Erik Hammarlund (E - West Tisbury)	P Linda Sibley (E – West Tisbury)
P Fred Hancock (A – Oak Bluffs)	P Brian Smith (A – West Tisbury)
P Chris Murphy (E – Chilmark)	- Holly Stephenson (E – Tisbury)
- Jim Joyce (A – Edgartown)	

Staff: Mark London (Executive Director), Paul Foley (DRI Coordinator), Michael Mauro (Transportation Planner) and William Wilcox (Water Resource Planner).

Chris Murphy called the meeting to order at 7:00 p.m.

1. FEDERAL WIND REQUEST FOR INTEREST

Doug Sederholm provided a report on the Bureau of Ocean Energy Management, Regulation, and Enforcement (BOEMRE) Request for Interest (RFI) for offshore development in federal waters south of Massachusetts.

- The state representatives have scheduled two informational sessions at the Oak Bluffs Library.
- Representation from BOEMRE and the Coast Guard will be present.
- The first meeting will be focused on the impact on fishing resources and the second will be more general.
- There has been some concern regarding what regulations will be imposed on commercial and recreational fishing.
- The deadline for developers expressing interest and the public making comment is February 28th.

Mark London explained that this may be the last Commission meeting before the public comment period closes, and suggested that the Commission mandate a few people to draft and submit a letter.

Christina Brown moved, and it was duly seconded, to authorize Chris Murphy, Doug Sederholm, Camille Rose, and Mark London to draft and sign a letter of comment on behalf of the MVC.

- **Christina Brown** suggested that Mark London send out the draft letter to all Commissioners, inviting them to comment to a staff member, but avoiding discussing with other Commissioners due to the Open Meeting Law. She explained that the area being discussed was a large band, more than 12 nautical miles south of Martha's Vineyard and Nantucket, and is not the Area of Mutual Concern between Aquinnah and Block Island.
- **Doug Sederholm** explained that the comments included in the letter would express the concepts discussed for the last year in the Wind Work Group.
- **Mark London** said that this could include requesting assurances for ongoing involvement in the decision-making process of the Vineyard community and Vineyard fishing groups, respect for resources, and possibly community benefits. He noted that the area inside the 12 mile mark is reserved for innovative and community-based development and that a small community project located there could benefit by associating with a commercial project in the RFI area beyond the 12 mile mark.
- **Doug Sederholm** further explained that Vineyard Power has requested that the community based developments in the RFI area not be held to the same financial regulations as commercial developments. They also requested a set-aside for community wind projects within the RFI area. The Commission might want to comment on that request.

A voice vote was taken. In Favor: 11. Opposed: 0 . Abstentions: 0. The motion passed.

2. MARTHA'S VINEYARD HOSPITAL PARKING LOTS DRI 324 -M3 PUBLIC HEARING

Commissioners Present: B. Bennett, J. Breckenridge, C. Brown, E. Hammarlund, F. Hancock, C. Murphy, N. Orleans, C. Rose, D. Sederholm, L. Sibley, B. Smith

For the Applicant: Tim Walsh (CEO), Jack Parker (Civil Engineer), Chris Horiuchi (Landscape Architect)

Doug Sederholm opened the public hearing and read the hearing notice.

2.1 Staff Report

Paul Foley provided the staff report.

- The applicant is the Martha's Vineyard Hospital, Tim Walsh (CEO), Connie Bulman (Project Manager).
- The project location is 82 Eastville Avenue, Oak Bluffs Map 7 Lot 2 (0.56 acres) and part of Map 7 Lot 1 (9.8 acres). The Hospital is 12.99 acres total not including Map 7 Lot 2.
- The proposed project is to create two new parking lots: one off of Eastville Avenue with 47 parking spaces and one near the helipad with 24 parking spaces.
- Key Issues:
 - Character: How will Eastville parking lot affect the visual character of Eastville Avenue and the general character of the neighborhood?
 - Traffic: Is there enough parking for existing and future needs?

- Traffic: How will the bike path be incorporated into the design?
- Stormwater: Is there any change in the detention time for the proposed changes to the bio-retention areas?
- Impact on Abutters: How will the parking lots affect abutters, especially with respect to visual character, lighting, and presence of activity?
- He presented a slide show of the site and proposal.
- The revised site plan provides a 15' buffer along Eastville Ave retaining the existing row of cedar trees and retains three significant mature trees within the lot.
- The revised plans show that the mature existing trees on the most visible sides of the lot will be retained thus mitigating the visual impact of the new parking lot. Staff has suggested planting the berm along Eastville next to the old Emergency Room parking lot in order to mitigate the visual impact of the new parking lot.
- The revised stormwater design for the 82 Eastville lot would include 13 leaching basins situated along the south side of the lot and determined to accommodate the 10 year return storm

2.2 Applicant's Presentation

Jack Parker provided the Applicant's Presentation on the design of the parking lots.

- They chose the space adjacent to the helipad because it was already cleared; no additional vegetation would be disturbed.
- The Oak Bluffs Conservation Commission approved the enlargement of one bio-retention area and the reduction and moving of another bio-retention area to allow for the parking area.
- Only 3.5 ft. light bollards will be used in the parking lot adjacent to the helipad.
- The 82 Eastville Lot was not subject to review by the Oak Bluffs Conservation Commission, however there had been coordination with William Wilcox.
- The Eastville Lot Drainage Plan was presented.
- Lighting will be the same as the helipad lot.

Kris Horiuchi provided the Applicant's Presentation on the landscape plan.

- The Helipad Lot plan includes native shrubs that are wetland and wetland tolerant in combination with wetland soils and grasses in order to have a sustainable, low-maintenance area that functions well for storm management needs.
- In the Eastville Lot it is the goal to preserve as much existing vegetation that is not in the paved area of the parking. A total of 33 trees will be preserved.
- The view into the parking area will be minimal due to fencing that will be installed.

There was a discussion regarding the leaching pits.

- **William Wilcox** said that he had discussed with Jack Parker adding a trigger point within the maintenance plan for the leaching pits to be inspected and cleaned out. It was recommended that the point would be between a 1/3 and 1/2 of the depth of the leaching field.
- **Chris Murphy** asked if the retention pits contained oil absorbent material.
- **Jack Parker** explained that they do not, but could be fitted with an oil absorbent filter.

- **William Wilcox** said that it may not be useful to include such a filter because it would clog with silt running off a hardener-surfaced parking lot and any oil drips are likely to be bonded to the silt and as the leaching pits are cleaned out the silt will be removed.
- **Doug Sederholm** asked if the existing operations and maintenance plan addressed the silt accumulation in the leaching pits and how a clean out would be triggered.
- **William Wilcox** explained that he did not see it in there, but this topic is addressed in the bio-retention basins. The leaching pits in the parking area are not part of that plan but the O&M plan should be updated to include them.
- **Doug Sederholm** asked if there should be something included in the operations and maintenance Plan that addressed silt that had bonded with hydro-carbons.
- **William Wilcox** explained that there are regulations that dictate how material cleaned out of catch basins are disposed.

Erik Hammarlund asked for a description of the 10-year storm and what happens if the water exceeds the amounts. **Jack Parker** provided an explanation.

- The intensity is 7 inches per hour.
- The depth is 5 inches of rain in a 24 hour period.
- If there is a larger storm event, some will run off; however it will be broken up and will not be a single concentrated flow.

Michael Mauro explained that the original approval of the Hospital construction included the requirement to create 60 additional parking spaces. The Eastville Lot will have 47 and the helipad will have 24 for a total of 71. There will be a total of 315 permanent marked spaces.

Doug Sederholm asked if there were any concerns regarding impact on traffic flow and/or choke points. **Michael Mauro** said there were no concerns.

Linda Sibley asked if the PA Club lot was used 24 hours a day. **Tim Walsh** explained that it was not used 24 hours a day and the buses run to approximately 5:30 p.m. and a taxi service is also used. The parking demand is substantially less in the evening.

Doug Sederholm asked if Chris Horiuchi works with the contractors to make sure preventative measures are used to protect the existing vegetation. **Kris Horiuchi** said she would make an effort to do that.

Bill Bennett asked what kind of fencing would be used. **Kris Horiuchi** said that they would be using cedar vertical boards.

Linda Sibley expressed concern regarding construction contractors not paying attention to plants. **Chris Horiuchi** said she shared her concern.

2.3 Public Testimony

David Gross, representing the family of Ann Gordon and resident of 83 Eastville Ave, expressed concern regarding the Hospital seeking both current and future expansion.

- In the 2006 review, it was stated that the current location was not the best, however due to lack of funds had to work with what they had.

- The original plan was to rebuild what they had on the site, which has changed due to the parking requirements. There have attempts to move outside the Hospital campus to build parking lots.
- Hospital would like to centralize services; however there will be a time when things will have to be decentralized.
- As time passes the neighborhood around the Hospital will disappear due to the Hospital making it uninhabitable.
- A decision has to be made: to continue to allow the centralization or to push for some decentralization.
- Hospital should be restricted to current campus until it is able to present a plan for future development that provides suitable alternatives to moving further into the neighborhood.
- The roadway where the entrance is located is a dangerous area due to visibility issues and speeders.
- There has never been a traffic study dealing with the safety and congestion with people attempting to park at the 60 additional spots. The Hospital should have a professional traffic study to address these concerns.
- If parking lot is built:
 - The screen along Eastville Ave is not thick enough to prevent car lights from shining into his home and also if parked at proposed angle, into oncoming traffic.
 - A landscaping fence should be placed behind cedars to block noise and lights.
 - The landscape fence should match the other fence and be 8 ft.
 - The parking lot should be restricted to daytime use.
 - Motion-sensor lighting should be used.
 - A moratorium should be placed on building outside the Hospital campus until a full study and plan for future needs has been completed.

Tom Gilbert, an abutter represented himself and additional abutters: Knables and Masons.

- He would like to see an 8 ft. fence installed rather than the 7 ft. and extended along Eastville Ave behind the cedars.
- The current fence is really close to being on the property line at some points and he would like to see as much vegetation saved as possible.
- The 3.5 ft. lights are acceptable
- He pointed out that the water is being drained towards his property.
- He asked for more information on the type of pavement that would be used.

Jack Parker explained that RAP would be used on the parking area, which is recycled asphalt pavement. It is like asphalt, but more porous so there is less water run-off. The RAP would not be used at the other parking area due to the close proximity to the helipad.

Brian Byrne said that he agreed with David Gross and expressed concern regarding the Hospital's future expansion plans. He would like to see a 10 to 20 year plan. He would also like to see a traffic study to address pedestrians, crosswalks, and stop signs.

Brian Reed, Hospital employee for 30 years, has been walking or riding his bicycle to work year-round and in the dark, the traffic is already going into the Hospital because employees are being dropped off. The traffic will not be increased by people actually parking there.

Wendy Galligan, Hospital employee, said that prior to parking at the PA Club, the employees were parking at the Hospital. The parking lots will be for the employees to be able to stop parking at the PA Club and are the same amount of cars that were parking at the Hospital before the new building was built.

David Gross asked if the proposed parking is the same as what was being provided previously.

Doug Sederholm explained that he was not sure, but felt it was probably a little more, however the previous parking was more free form and the proposed would be more rigorous.

Paul Foley explained that the total number of parking spots would be 315, up from the current 270.

David Gross said he would like to see the lights from headlights prevented from entering the traffic on the street. **Doug Sederholm** asked if the berm along Eastville Ave is successful in preventing lights hitting the street. **David Gross** said it was and explained that a fence would also help reduce noise. He also suggested planting fast-growing things along the fence.

Doug Sederholm asked **David Gross** if his main concern was to prevent the light from spilling onto Eastville Ave and his property. **David Gross** explained that he was also concerned that the scrub oak was not sufficient screen to avoid seeing the parking area and felt a fence would help retain the current view.

2.4 Commissioner Questions

Linda Sibley asked if Hospital staff would be directed to use the Eastville parking area. **Tim Walsh** explained that the area would be for employee parking and labeled as such. The helipad lot would be open to the public. **David Gross** said that it was even more reason to have motion-sensor lights.

John Breckenridge asked if it was possible to reverse the traffic flow of the Eastville lot.

David Gross pointed out that the same thing would happen for the traffic going the opposite way on Eastville Ave.

Erik Hammarlund asked if the Hospital was currently in full compliance with all other requirements. **Paul Foley** explained that they are by and large. There should be a shared bike route along the perimeter of the campus, which did not happen. He is not sure if the Hospital has given employees economic incentives to use alternative modes of transportation to work. There are some things that are on-going and others that are difficult to know.

John Breckenridge noted that there was a review of the conditions when the Commission voted to allow for the Certificate of Occupancy last year.

Fred Hancock pointed out that most people who would be leaving the Hospital would be turning right. Those who wished to travel towards Vineyard Haven would use the front entrance to avoid the stop sign on Eastville Ave.

Brian Smith asked if it was known what the employee count was now versus at the old Hospital, considering the VNA and daycare no longer being at the location. **Tim Walsh** explained that the number of employees is about the same.

Fred Hancock asked if construction vehicles were still parking at the Hospital or if the major construction was done. **Tim Walsh** explained that the major construction was completed, however smaller projects such as MRI installation was still under way. Some vehicles are still on site, but the work should be completed by the end of April.

An Island resident and employee of the Hospital stated that finding parking was always difficult and it is great to see the expansion of parking.

Tom Gilbert said he was not sure if there was a stop sign at the entrance of the Eastville Ave side of the hospital. He said people often do not stop.

Tim Walsh said the Hospital would be glad to put a fence up along Eastville Ave.

William Wilcox said that he would recommend that when the retention areas were 1/3 full they would be cleaned out be added to the Operation of Maintenance. **Tim Walsh** said that he would accept the recommendation.

The public hearing was closed. The written record will remain open until 5:00 p.m. on February 14, 2011.

3. EXECUTIVE DIRECTOR'S REPORT

3.1 Martha's Vineyard Arts and Culture Collaborative

Mark London gave an update about the formation of an arts and culture collaborative.

- The Island Plan recommended an entity that would help facilitate more collaboration with the arts and culture community to better support and promote arts and culture here.
- Last fall, the MV Donors Collaborative held a session at which representatives of about thirty organizations agreed to move ahead with this.
- The collaborative was awarded a planning grant from the Mass Cultural Council to work on a series of initiatives; the MVC is acting as fiscal agent.
- The Collaborative is officially launched and will hold a kick-off event on February 23rd.

4. COMMITTEE REPORTS

4.1 LUPC Report

Paul Foley explained the agenda for the next LUPC Meeting.

- There will be a review of the Ocean Club Traffic Scope
- Donald Muckerheide is seeking a modification to get rid of some housing conditions.
- MV Hospital Parking Lots post public hearing review.

4.2 PED Report

Christina Brown announced that the PED Committee is meeting on Wednesday, February 16th, at 12:00 p.m. at the West Tisbury Town Hall. The MVC policies in relation to the Island Plan are being reviewed.

6. SCHEDULING

Christina Brown moved, and it was duly seconded, to make the February 10, 2011 meeting the official February meeting of the Martha's Vineyard Commission. A voice vote was taken. In Favor: 11. Opposed: 0. Abstentions: 0. The motion passed.

The meeting adjourned at 8:50 p.m.

DOCUMENTS REFFERRED TO DURING THE MEETING:

- MV Hospital Parking Lot DRI 324-M3 Public Hearing Notice
- MV Hospital Parking Lot DRI 324-M3 Staff Report
- MV Hospital Parking Lot DRI 324-M3 Plans (Eastville Revised Parking Plan, Eastville Drainage Plan, Helipad Grading Plan, and Helipad Planting Plan)
- MV Hospital Parking Lot DRI 324-M3 Letter & Attachment Schnetke
- MV Hospital Parking Lot DRI 324-M3 Letters Gross 2010-05-31 & 2011-02-08

Chairman

Date

Clerk-Treasurer

Date